

In re:
Sharonn E. Thomas
Debtor

Case No. 18-17430-elf
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Jun 10, 2022

User: admin
Form ID: pdf900

Page 1 of 3
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 12, 2022:

Recip ID	Recipient Name and Address
db	+ Sharonn E. Thomas, 856 North 29th St., Philadelphia, PA 19130-1144

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 12, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 10, 2022 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor HSBC Bank USA N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 andrew.spivack@brockandscott.com, wbecf@brockandscott.com
ANDREW L. SPIVACK	on behalf of Creditor Wells Fargo Bank National Association as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Bac andrew.spivack@brockandscott.com, wbecf@brockandscott.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor THE BANK OF NEW YORK MELLON cwohlab@raslg.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 cwohlab@raslg.com
DAMIEN NICHOLAS TANCREDI	on behalf of Debtor Sharonn E. Thomas damien.tancredi@flastergreenberg.com damien.tancredi@ecf.inforuptcy.com

District/off: 0313-2

User: admin

Page 2 of 3

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DANIELLE BOYLE-EBERSOLE

on behalf of Creditor U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-8 c/o Select Portfolio Servicing, Inc. dboyle-ebersole@orlans.com, PABKAttorneyecf@orlans.com

E. McCord CLAYTON

on behalf of Creditor Martin Brown cord@claytonlit.com

GARY F SEITZ

on behalf of Trustee TERRY P. DERSHAW gseitz@gsbblaw.com

HAROLD N. KAPLAN

on behalf of Creditor The Bank of New York Mellon et als hkaplan@rasnj.com

HOLLY SMITH MILLER

on behalf of Trustee TERRY P. DERSHAW hsmiller@gsbblaw.com abrown@gsbblaw.com

JEROME B. BLANK

on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al paeb@fedphe.com

JEROME B. BLANK

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al paeb@fedphe.com

JOSHUA LOUIS THOMAS

on behalf of Debtor Sharonn E. Thomas joshualthomas@gmail.com

KARINA VELTER

on behalf of Creditor WILMINGTON TRUST NATIONAL ASSOCIATION kvelter@hoflawgroup.com, ckohn@hoflawgroup.com

KEVIN G. MCDONALD

on behalf of Creditor PNC Bank N.A. bkgroup@kmlawgroup.com

KEVIN M. BUTTERY

on behalf of Creditor DITECH FINANCIAL LLC cdigianantonio@rascrane.com

KEVIN M. BUTTERY

on behalf of Creditor The Bank of New York Mellon et als cdigianantonio@rascrane.com

KEVIN S. FRANKEL

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION pa-bk@logs.com

KRISTEN D. LITTLE

on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 logsecf@logs.com

KRISTEN D. LITTLE

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION logsecf@logs.com

LILY CHRISTINA CALKINS

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION logsecf@logs.com, lcalkins@logs.com

LORRAINE GAZZARA DOYLE

on behalf of Creditor THE BANK OF NEW YORK MELLON ldoyle@milsteadlaw.com bankruptcy@friedmanvartolo.com

MARIO J. HANYON

on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al wbecf@brockandscott.com, mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor Wells Fargo Bank National Association As Trustee wbecf@brockandscott.com, mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al wbecf@brockandscott.com, mario.hanyon@brockandscott.com

MARY F. KENNEDY

on behalf of Creditor First Tennessee Bank National Association mary@javidianlaw.com coleen@javidianlaw.com

MICHAEL JOHN CLARK

on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 mclark@squirelaw.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamelathurmond@phila.gov edelyne.jean-baptiste@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor U.S. Bank National Association as indenture trustee, for the CIM Trust 2016-FRE1, Mortgage-Backed Notes, Series 2016-FRE1 bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor PNC Bank N.A. bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

District/off: 0313-2

User: admin

Page 3 of 3

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REBECCA ANN SOLARZ

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

ROBERT LEITE-YOUNG

on behalf of Interested Party DHO LLC rleite@roachleite.com, lanette@roachleite.com

TERRY P. DERSHAW

td@ix.netcom.com PA66@ecfbis.com;7trustee@gmail.com

THOMAS SONG

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al tomysong0@gmail.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 36

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : Chapter 7
:
SHARONN E. THOMAS, : Bankruptcy No. 18-17430-elf
Debtor :
:

STIPULATED ORDER

Subject to Court approval, Martin Brown and Brown and Thomas, LLC (collectively, “Brown”) and Sharonn E. Thomas (“Thomas”) hereby stipulate and agree, in reference to Thomas’s motion to avoid lien (Dkt. 266) and Brown’s response thereto (Dkt. 269), that any currently existing judgment lien Brown may have against Thomas’s property located at 49 Graypebble Circle, Sicklerville NJ (the “Graypebble Property”) is voided by operation of bankruptcy, *provided, however*, that the foregoing is without prejudice to the rights of Brown and/or Thomas to seek to assert or avoid lien rights, if any, against the Graypebble Property (or any proceeds from its sale) arising from Thomas’s use of casualty-insurance proceeds for the purpose of repairing the Graypebble Property or otherwise.

Respectfully Submitted,



E. McCord Clayton, Esq.
Clayton Commercial Litigation LLC
100 S. Juniper Street, Third Floor
Philadelphia, PA 19107
Ph: 267-242-3943
cord@claytonlit.com
Counsel for Brown



Damien Nicholas Tancredi, Esq.
Flaster/Greenberg P.C.
1717 Arch Street, Suite 3300
Philadelphia, PA 19103
Counsel for Thomas

ORDER

Based on the foregoing Stipulation, which is approved, the lien held by Brown on 49 Graypebble

Circle, Sicklerville NJ is avoided pursuant to 11 U.S.C. §522(f), but subject to 11 U.S.C.

§349(b).

Date: 6/9/22



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE